

## **2008-10-21**

### HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION DRAFT MINUTES MEETING OF OCTOBER 21, 2008

CALL TO ORDER. The meeting was called to order at 7:07 PM at the West Linn Adult Community Center by President, Lynn C. Fox. Other officers in attendance: Donna Baker, Treasurer.

QUORUM DATA. Quorum for this meeting was SEVEN. There were 12 members at the beginning of the meeting, with a final total of 16 plus approximately 33 visitors.

MINUTES OF THE AUGUST 19, 2008 MEETING were approved

TREASURER'S REPORT. Current balance is \$2,019.92.

POLICE REPORT- NONE

GUEST SPEAKERS:

1.) Ken Worcester, Director of the West Linn Park and Rec department was given control of the meeting and gave an informative presentation regarding the Palomino Loop Trail. The trail is the property of the City of West Linn and a survey will be taking place. Encroachments must be removed to comply with the Trail Master Plan and Metro. Access will not be blocked for pedestrian use. Unidentified members of the audience advised Mr. Worcester that there appear to be no boundary stakes any more. Mr. Worcester advised that the encroachment problems were more extensive than originally believed and would be evaluated on a property by property basis. There was a discussion of costs. It was pointed out that at a recent Park and Rec Board meeting the members of the advisory board instructed Mr. Worcester to notify residents using the public trail for gardens and storage that property owners will be responsible for any injuries caused by their activities, not the City. The integration of the Trail system with the Master Plan was discussed. Legal responsibilities regarding Home Owner Association property and public trails were discussed. The city apparently can reach back to Home Owner Associations that allow their responsibilities to maintain the public property assigned to their care to become a hazard and recoup city costs for performing HOA responsibilities. If the public areas assigned to an HOA are deeded to the city then the property becomes the responsibility of the city. The Planning Commission and/or the City Council create Home Owner Associations to maintain common areas when developers request increased density in exchange for some public benefit through the Planned Unit Development process. There was some discussion about the shifting of financial responsibility from the city to private homeowners for the benefit of developers. Former Councilperson and Planning Commissioner Teri Cummings provided an example of land dedication and pointed out that there are monies budgeted for trails. There was a discussion regarding grants that might relieve some of the financial burden for the city. Metro's Nature in the Neighborhoods Grant Program requires pre-application in December, 2008. Metro is offering a grant training class on November 15, 2008 from 9 to 1 PM at the Metro offices and volunteers were solicited. The timeline for the survey is within a month according to Mr. Worcester. Valerie Baker, Planning Commissioner called point of order and explained that there is a mandate for trails from Metro and they must be incorporated into all Neighborhood Association Plans. The Neighborhood Association Plans must be integrated with the Trails Master Plan which will be completed in approximately 1 and a half years. Mayor King did not respond to the questions directed to him from the audience.

2.) Mr. Jim Main, representing the Oregon Chapter of the Community Associations Institute 7327 SW Barnes Road PMB #815, Portland, Oregon 97225-6119, (503)531-9668 was able to answer many of the questions that came up during the presentation made by Mr. Worcester. It is apparently very common for Home Owner Association members to become overwhelmed by the complexities of HOA responsibilities. The mission of CAI is to help

community associations promote harmony, effective leadership and

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responsible citizenship. Recently CAI offered HOA officers instruction on avoiding problems and creating an association structure that protects the board members and residents from liability while fulfilling the HOA responsibilities. There are procedures for revitalizing HOAs or decommissioning them, depending on the ownership of the commons and the needs of the community. Mr. Main would be happy to answer questions for residents or HOA Board members if they wish to contact him. He would also be willing to provide a presentation on relevant issues to multiple HOA members and officers.

Old Business one through four and New business one through three were briefly discussed and deferred to a future meeting.

NEXT MEETING DATE IS NOVEMBER 18, 2008.

ADJOURNMENT. There being no other business to come before the membership, the meeting was adjourned at approximately 9:30 PM by President Lynn C. Fox.

Recorded by HSNA President Lynn C. Fox

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